

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 19, 2021

Members present: Kevin Perkins, Chairman
William Cushing, Clerk
Sean Buckley, Alternate

Petitioner: Michael Curtin – Case#21JU09
0 Monponsett St. – 7:00 pm
Section 13 Appeal
(cont. from 8/19/21)

Petitioner is looking to reverse the revocation of Building Permit #R-21-0081 issued by the Building Commissioner on the above property.

Curtin's engineer Azu Etinoru stated they received a mountain of paperwork in trying to check back on the use of the property. One record shows that there was a house on the property back in the 1900's. No map clearly stated that the property is in residential zone.

Chairman Perkins talked about the building permit issued by the building department which was then revoked and now looking for the Board to overturn the revocation. Originally Town Counsel Brian Winner had sat on the hearing held on June 22, 2021 and stated that it would not be a protected grandfathered lot if it's in a use district that does not allow single family dwellings. Some clarification shows the property is in the Business district which does not allow single family or two family uses.

Azu continued that it was a use that was there – town treated it as residential-very vague.

Cushing stated that originally this property was brought before the Board by Mr. Curtin for a variance – Cushing did research with Land Planning to determine what district this property was in, based on their design of the zoning districts this was clearly in Business District at that time and zoning maps have not changed since then. Curtin was allowed to withdraw without prejudice at that time. As a Board we are not allowed to grant use variances. Cushing suggested to Curtin at that time to see if he could get a zoning line changed through town meeting.

Motion made to approve and reverse the revocation of Building Permit #R-21-0081: No vote taken.

Motion made to deny the application and uphold the revocation of Building Permit #R-21-0081:
William Cushing
Second: Sean Buckley
Vote: 3-0